

Eau Claire Redevelopment Authority
Wednesday, October 21, 2015
Minutes

Members Present: Mike DeRosa, Martin Green, Janine Wildenberg, Russ Van Gompel, Jeff Halloin, Dave Klinkhammer

Members Not Present: Ted Barr

Staff Present: Mike Schatz, Steve Nick, Kelly Thompson, Elaine Coughlin, Kelsey Finke

Others Present: Steve Vargo

1. Call to order.
This meeting was called to order by Mr. DeRosa at 7:30 a.m.
2. Minutes from the meeting of September 16, 2015.
The minutes from the meeting of September 16, 2015 were reviewed and approved on a motion made by Mr. Klinkhammer and seconded by Mr. Green. The motion passed.
3. Financial statements.
Ms. Thompson presented the financial statements for the month ending September 30, 2015. The operating expenses for the month of September totaled \$926 and included \$915 for utilities and \$11 for postage. Ms. Thompson explained that acquisition expenses for the month of September totaled \$888 and this was for soil testing at 1711 Oxford Avenue. The financial statements for the month ending September 30, 2015 were approved on a motion made by Ms. Wildenberg and seconded by Mr. Klinkhammer. The motion passed.
4. Motion to authorize the City of Eau Claire Fire Department to use 2021 Oxford Avenue, in the Cannery Redevelopment District, for training purposes of employees only.
Steve Vargo from the Eau Claire Fire Department presented about the use of 2021 Oxford Avenue for training. The building would be kept intact and would be able to be locked for use of the internal area. Mr. Schatz explained that there is no interest in this site from any developers. There was a motion made by Mr. Klinkhammer to authorize the City of Eau Claire Fire Department to use 2021 Oxford Avenue and this was seconded by Ms. Wildenberg. The motion passed.
5. Motion to approve Baker Tilly Virchow Krause, LLP to complete a Schedule of Expenditures for the Site Assessment Grant as required by the Wisconsin Economic Development Corporation: Post Office demolition.
Mr. Schatz explained that a grant was received from the WEDC for demolition of the post office and now there will need to be an audit. There was a motion made by Mr. Van Gompel to approve Baker Tilly Virchow Krause, LLP to complete a Schedule of Expenditures for the Site Assessment Grant. This was seconded by Mr. Klinkhammer. The motion passed.
6. Motion to authorize a Site Assessment Grant application for the Cannery Redevelopment District.
Ms. Thompson explained there has been discussion about applying for a SAG Grant for the northern properties in the Cannery District to help with demolition costs. She said there may be further testing for environmental purposes as well. Mr. Schatz said this would be a second submittal from Ayres

Associates. He said if awarded both, they may both be used. There was a motion made by Ms. Wildenberg to authorize a Site Assessment Grant application for the Cannery Redevelopment District. This was seconded by Mr. Green and the motion passed.

CLOSED SESSION

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of redevelopment proposals for the Liner and Block 7 sites in the North Barstow Redevelopment District which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to go into closed session made by Mr. Klinkhammer and was seconded by Ms. Wildenberg. The motion passed and the Redevelopment Authority went into closed session.

There was a motion to go back into open session made by Mr. Halloin and seconded by Mr. Green. The motion passed and the Redevelopment Authority went back into open session.

OPEN SESSION

7. Executive Director's report.

Mr. Schatz stated that the City of Eau Claire received a feasibility grant for an indoor public market. He explained that a consultant will be hired, but the group would like to be on the December agenda to explain this process. He said there would be focus on the Cannery District, but the feasibility study will look at all areas.

Mr. Schatz said that the City of Eau Claire sold 2728 Dewey Street (old Badger Custom Window building) to Silvermine Stone which is in the Cannery District currently. This will give the ability to move by no later than March of next year.

Mr. Schatz said that the RDA budget is part of a work session on Thursday. He also explained that there is a development agreement that will be discussed in closed session next Monday on the performing arts center.


Mr. Schatz said he was approached by the appointments committee and they are concerned that the RDA has never had any turnover. They would like to see limited terms set similar to other committees. He said they may make a formal recommendation to do this.

Lastly, Mr. Schatz said the RDA approved a Phase 2 contract with Ayres Associates for a conceptual Plan in the Cannery District and there was a contract signed by Mr. DeRosa.

8. Announcements, directions and correspondence.

The next meeting is November 18, 2015. The meeting on December 16, 2015 will include the plan of the public market.

This meeting adjourned at 8:11 a.m.



Jeffrey Halloin, Secretary

MOTION

I hereby move to authorize a Site Assessment Grant application for the Cannery Redevelopment District.

Offered by:

Janis W. Derby

Seconded by:

Martin S. Green

Passed:

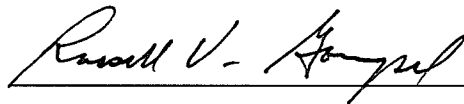
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MOTION

I hereby move to approve Baker Tilly Virchow Krause, LLP to complete a Schedule of Expenditures at a cost of not more than \$1,600, as required by the Wisconsin Economic Development Corporation for the Site Assessment Grant awarded for the demolition of the former post office.

Offered by:



Seconded by:



Passed:

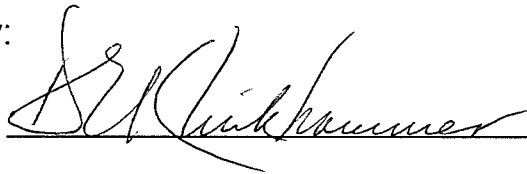
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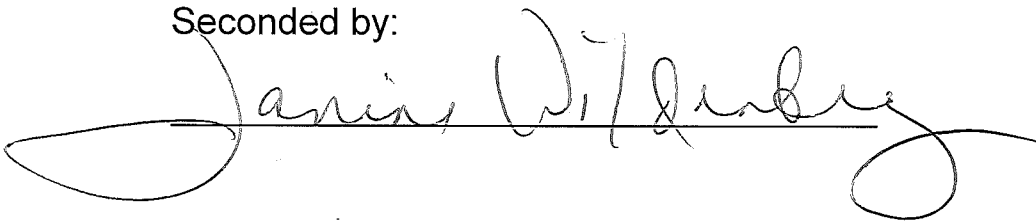
MOTION

I hereby move to authorize the City of Eau Claire Fire Department to use 2021 Oxford Avenue, in the Cannery Redevelopment District, for training purposes of employees only.

Offered by:



Seconded by:



Passed:

October 21, 2015

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